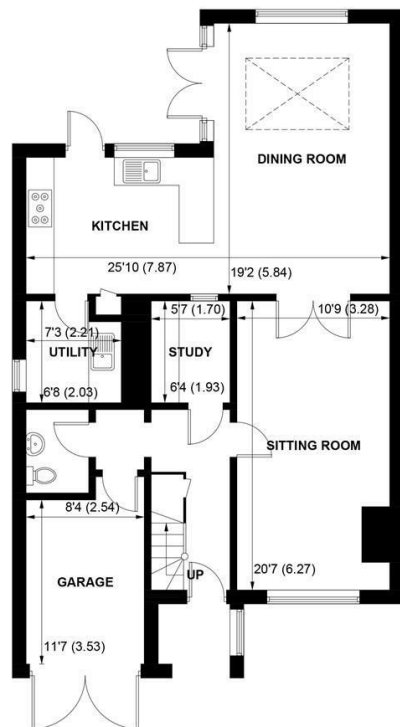
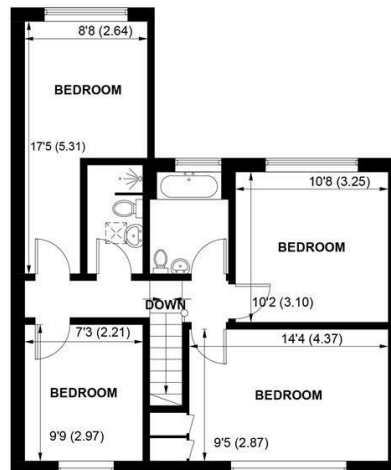




5 BROOKSIDE, RUNCTON, WEST SUSSEX, PO20 1PX



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1582 SQ FT / 147.0 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£1,800 PCM

5, BROOKSIDE,
RUNCTON,
WEST SUSSEX, PO20 1PX

- Four Bedroom House
- Bright Accomodation
- Large Lounge
- Bright Kitchen/Dining Room
- Semi-Rural Location
- Two Bathrooms
- Driveway for Several Cars
- Large Garden
- Five Week Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

The property has a shared driveway with parking for up to 3 cars. Porch leading to the hallway with storage under stairs, access to the lounge, study, cloakroom and integral garage.

The lounge is a large room with wood burning stove and doors leading to the open plan kitchen/dining room. The open plan kitchen dining room is an amazing bright space with sky light and doors leading to the patio area of the garden. The kitchen comprises of a range style cooker with 6 ring hob, several ovens and extractor over. There are base level units, Butler style sink and integrated dishwasher. A door leading to the garden. there is a utility room with sink, space and plumbing for washing machine and cupboard housing the boiler.

The office is located on the ground floor and has a glass wall, along with built in desk and shelving. Also on the ground floor is the cloakroom comprising of a white basin & W.C.. Integral access to the garage is located within the hallway, the garage/workshop offers plenty of storage and has a work bench built in.

Upstairs are four generous bedrooms. The master is situated to the front of the property and has built in storage/bed side cabinets along with a single cupboard/wardrobe with hanging rails. Three of the bedrooms have newly laid carpet and one has a laminate flooring.

There is both a bathroom and shower room located upstairs. The bathroom comprises of a white suite with hand shower for rinsing, large mirrored wall and ladder style radiator. The separate shower room also comprises of a white basin and W.C. along with tiled double shower cubicle, large mirror and ladder style radiator. There is a skylight allowing natural light in.

Outside is a large south easterly facing garden which is mainly laid to lawn. The garden is enclosed and has a gate allowing access to the front of the property where there is parking for up to 3 cars.

The property is partially double glazed and offers gas central heating throughout, along with neutral décor.

Pets considered.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

